

Table 1 MITIGATION MONITORING AND REPORTING PROGRAM

Eastlake Business Center Project (IS-07-015)

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
			T.M	Pre Const.	During Const.	Post Cost.		Initials	Date	
	AESTHETICS/VISUAL QUALITY									
1.	Height limit for buildings for Are C may be increased up to 76 feet contingent upon compliance with all proposed revisions to the PC District Regulations and Design Guidelines which include a combination of increased building setback, architectural design treatment and reduction of vertical building massing. The Design Review Committee may authorize deviations from these requirements where otherwise consistent with the intent and purpose of the PC District Regulations and Design Guidelines.	Environmental Projects Monitor to verify w/ Planning Staff	Notes On Tentative Map & Grading & Improvement Plans	X	X		Applicant/Developer			
2.	At the time when actual development is proposed for Area B, the applicant will be required to comply with the intent and purpose of the PC District Regulations and Design Guidelines and prepare additional visual analysis in conjunction with a request for approval of Design Review entitlements by the City of Chula Vista Design Review Committee (DRC).	Environmental Projects Monitor to verify w/ Planning Staff		X	X					
	AIR QUALITY									
3.	The following air quality mitigation measures shall be implemented during grading and construction: <ul style="list-style-type: none"> Minimize simultaneous operation of multiple construction equipment units. Use aqueous diesel fuel and lean NOx catalysts for all heavy diesel engine construction equipment. Use electrical construction equipment as practical Use catalytic reduction for gasoline-powered equipment Water the construction area twice daily to minimize fugitive dust Pave permanent roads as quickly as possible to minimize dust Use electricity from power poles as opposed to mobile power generators Pave last 100 feet of internal travel path prior to exiting onto a public street 	Environmental Projects Monitor to verify by doing site visits during construction phase.	X As a note on TM & grading plans	X	X		Applicant/Developer			

	<ul style="list-style-type: none"> • Install wheel washers by a paved apron prior to vehicle entry on public roads • Remove any soil/dirt from public streets within 30 minutes of occurrence • Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph <p>The air quality mitigation measures shall be shown on all applicable grading, and building plans and details, notes, or as otherwise appropriate, and shall not be deviated from unless approved in advance in writing by the City's Environmental Review Coordinator.</p>									
	PALEONTOLOGICAL		T.M	Pre Const.	During Const.	Post Const.				
4.	<p>Prior to issuance of a building permit for Area C, the Applicant/Developer shall have a paleontological monitoring program approved by the Environmental Review Coordinator. Said monitoring program shall be implemented during grading, excavation, and utility trenching activities in order to mitigate potential impacts to any undiscovered nonrenewable paleontological resources (i.e. fossils).</p>	<p>Environmental Projects Monitor to verify by coordinating w/ERC & Site visits</p>	<p>X As a note on TM & grading plans</p>	X	X		Applicant/Developer			
	HYDROLOGY AND WATER QUALITY		T.M	Pre Const.	During Const.	Post Const.				
5.	<p>In order to reduce potential water quality impacts, the Applicant/Developer shall be required to comply with the National Pollutant Discharge Elimination System (NPDES) regulations including the preparation and implementation of a Water Quality Technical Report (WQTR) & a Storm Water Pollution Prevention Plan (SWPPP). The WQTR shall be prepared pursuant to the provisions of the City of Chula Vista Development & Redevelopment Projects Storm Water Management Standards Manual. The SWPPP shall be prepared pursuant to the provisions of the NPDES General Construction Permit. The Applicant/Developer shall also implement water quality Best Practices (BMPs) as approved by the City Engineer.</p>	<p>Environmental Projects Monitor to verify w/City Building and Engineering staff & site visits.</p>	<p>X As a note on TM & grading plans</p>	X	X		Applicant/ Developer			

6.	All runoff from the project area shall be directed to, and pre-treated by a Treatment Control BMP before discharge to public storm drainage systems. The design of high efficiency BMP's such as vegetated swales shall be in accordance with criteria established by the California Stormwater Quality Association in the California Stormwater BMP handbook (BMP#TC-30).	Environmental Projects Monitor to verify w/City Building and Engineering staff & site visits.	X As a note on TM & grading plans	X	X				
7.	Prior to commencement of grading, temporary desilting and erosion control devices shall be installed. Protective devices shall be provided at every storm drain inlet to prevent sediment from entering the storm drain system. These measures shall be reflected in the grading and improvement plans to the satisfaction of the City Engineer and Environmental Review Coordinator.	Environmental Projects Monitor to verify w/City Building and Engineering staff & site visits.	X As a note on TM & grading plans	X	X				
	NOISE		T.M	Pre Const.	During Const.	Post Cost.			
8.	Pursuant to Section 17.24.050(J) of the Chula Vista Municipal Code, project-related construction activities shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. Monday through Friday and between 10:00 p.m. and 8:00 a.m. Saturdays and Sundays.	Code Enforcement Officers to respond to any flagrant violations	X As a note on TM & grading plans	X	X		Applicant/ Developer		
9.	Prior to the issuance of building permits, the Applicant/Developer shall submit a noise report supported by data identifying specific noise attenuation features to be included in the project design, to the City of Chula Vista Environmental Review Coordinator and the City Building Official demonstrating that noise levels will be less than 45 dBA for those hotel quest rooms facing south towards Otay Lakes Road.	Environmental Projects Monitor to verify by reviewing final noise report	X As a note on TM & grading plans	X	X		Applicant/ Developer		

	TRAFFIC		T.M	Pre Const.	During Const.	Post Cost.				
10.	Prior to the issuance of the first building permit for Area C, the Applicant/Developer shall pay the required amount of Transportation Development Impact Fees (TDIF) as confirmed by the City of Chula Vista City Engineer to cover its share of the cost of improvements at the intersection of Otay Lakes Road/Vons Driveway, as described in the Project's Traffic Impact Analysis (September 2007).	Environmental Projects Monitor to verify with City Building & Engineering staff	X As a note on TM & Improv. Plans	X	X		Applicant/ Developer			
11.	The Applicant/Developer shall be required to enter into an agreement to design, construct, and secure a fully actuated traffic signal including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries prior to completing development of Area B at the intersection of Showroom Place and Fenton Street or as determined and approved by the City Engineer. The Applicant/Developer shall bond for the signal improvement prior to the issuance of the first building permit for Area B. The bond shall be in an amount equal to 200% of the engineer's estimate for development of Area B. If signal plans are submitted prior to the first building permit for Area B with an approved engineer's cost estimate, then the bond may be reduced to as low as 100% of the estimated cost. The Applicant/Developer shall also provide one shared through/right-turn lane and one left-turn lane on southbound (outbound) Showroom Place. The Applicant/Developer shall also provide one left-turn lane and one right-turn lane on northbound Fenton Street with right-turn overlap phasing.	Environmental Projects Monitor to verify with City Building & Engineering staff	As a note on TM & Improv. Plans	X	X		Applicant/ Developer			